



**City Council
Pre-Agenda Meeting
November 14, 2006
4:00 p.m.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, November 14, 2006 at Trinity City Hall, Trinity, NC 27370.

MEMBERS PRESENT: Mayor, Fran Andrews; Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Barry Lambeth, Dwight Meredith Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: None

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Engineer, Randy McNeill; City Clerk/Finance Officer, Debbie Hinson; news media; and other interested parties.

ITEM 1. Welcome

Mayor Andrews called the November 14, 2006 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:04 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Reddick.

ITEM III. Proposed items for the Nov. 21, 2006 Regular Meeting of the Trinity City Council

Reports

1. Audit Report (Gibson & Co., P.A.)

Manager Bailie advised members that representatives from the Audit firm, Gibson & Co., P.A. will present the Annual Audit Report for the 2006 – 2007 fiscal year. A copy of the Audit Report has been provided to each of you for your review prior to the report.

Motion by Council member Bridges to add to the November 21, 2006 Regular Meeting Agenda, seconded by Council member Talbert and approved unanimously by all Council members present.

2. Monthly Law Enforcement Report (Deputy Troy Albright)

Lieutenant Tony King discussed the reports provided to Council advising them that approximately 36 of the calls listed on the report occurred Monday through Friday 8:00 am to 5:00 pm. The other calls listed occurred after those hours and on weekends. We want to be the best law enforcement we can for the City. 96% to 97% of break-ins are defined as persons that are breaking into houses, out buildings, stealing items from yards etc., and is happening during the day from 8:00 am to 5:00 pm including weekends. Persons stealing property do not want confrontation with the owners. They want to get the items and be gone before you get home.

Lieutenant King discussed with Council the following definitions with Council:

Burglary: On most occasions a Burglary consist of breaking and entering an out building or a residence.

Larceny: when something outside in your yard is stolen, such as a lawn mower.

Welfare Check: Persons that need to be checked on mostly elderly.

Citizen Assist: Anything that we are called out on to assist the citizens to get something or helping them with something other than criminal activity is normally documented as a Citizen Assist.

There was discussion concerning the ability of the department to trace 911 calls made from a cell phone. Lieutenant King advised Council that the 911 center had the capabilities to triangulate the location from satellites to identify where the telephone was located at the time the call was made. Also discussed was whether the fire department was dispatched at the time 911 was called. Lieutenant King advised Council that the nature of the call dictated who was dispatched to respond to the call. There was further discussion concerning the 911 Emergency enhanced system as well as what was dictated whether the responder used lights or regular traffic. Normally law enforcement will be the first responder.

Council members and Lieutenant King discussed the speeding problem inside the City Limits and the need for enforcement. Lieutenant King discussed the balancing need for resources and the need for additional personnel for both County and State Patrol.

After the report, Mayor Andrews and Council discussed the need to place this item on the Agenda. After discussion, *it was the consensus of Council that the Sheriff Department not review the report but to make the report available to the public upon request.*

3. Wastewater Projects Update (Randy McNeill, Davis-Martin-Powell & Assoc.)

Council members and Mr. McNeill discussed the status and completion dates of the Colonial Heights project, and the CDBG Project. Mr. McNeill advised Council that the contractor was working to identify a leak currently in the system. He believes he has located and repaired this leak. Once this is confirmed, residents will be notified that the system is ready to use. He advised members that the CDBG Project was approximately 60% complete.

Motion by member Talbert to add this item to the November 21, 2006 Regular Meeting Agenda, seconded by Member Ewings and approved unanimously.

Public Hearings

4. Rezoning – Case # Z06-07 – Colonial Charter LLC requests rezoning 9.87 acres at NC Hwy. 62 and Colonial Cir. from RA to R-40 and HC (Highway Commercial)

Mr. Stumb, Planning Administrator advised members that in 2005 the Planning and Zoning Board approved rezoning this property to mixed uses of R-12 (residential) , HC (highway commercial) and RM (residential mixed). In the same year Council approved the R-12(residential) and HC (highway commercial) zoning, but did not approve the request for the RM (residential mixed use) which currently remains RA.

There was discussion among members and Mr. Stumb concerning the lake that had been located on this property and how this may have impacted the surrounding areas. Also discussed was the need for Stormwater Control issues to be addressed and the requirements that would be placed on the developer by the state concerning these requirements.

Motion by Council member Bridges to add this item to the November 21, 2006 Regular Meeting Agenda, seconded by Member Labonte and approved unanimously.

5. Zoning Text Amendments

A. Outdoor Shooting Ranges Permitted In Certain Zoning Districts

After a brief discussion concerning the need for changes regarding this item, *motion by Council member Meredith to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Lambeth and approved unanimously by all Council members present.*

B. DOT Review of Certain Development Projects

Mr. Stumb discussed the request by Council to stipulate some type of preliminary approval for development that would create a large volume of traffic in the existing area of the developments. The City can request the developers get preliminary approval for large subdivisions and large retail projects.

There was discussion between Mr. McNeill, City Engineer, and Attorney Wilhoit. Manager Bailie, Mayor Andrews and members concerning the willingness of NCDOT to give approval prior to receiving a final design plan. Mr. McNeill felt that they may agree to a concept but did not feel they would give approval to any proposed development until the final design plans were submitted. Mr. McNeill discussed the expense that would be incurred by the developer for developing materials before the project is considered for approval.

After further discussion concerning this item, what stage to require this information, roadblocks that this may present to developers, and the need to have some type of information from the state concerning ingress and egress to developments as well as the impact from additional traffic, ***motion by Council member Bridges to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Labonte and approved unanimously by all Council members present.***

C. Building Materials Standards in HC (Highway Commercial), CS (Community Shopping) and OI (Office & Institutional) Zoning Districts

Mayor Andrews opened this item to discussion and or action to Council members.

There was extensive discussion between members concerning this item. Members discussed the fact that the Planning Board struck stucco from the acceptable list and their views of stucco and the different ways that this material could be used to create a nice building. Also discussed was the difference in these proposed building materials and those located in the Overlay that had been tabled indefinitely. Manager Bailie advised members these materials were the same. When Council tabled the Overlay it was your desire to work these provisions into the Zoning Ordinance. This applies to Highway Commercial, Community Shopping and Office Institutional. This was done at the Special Called Meeting held on September 28, 2006 during discussion of signs and building materials. At that meeting Council gave me the authority to ask for compliance with these 2 provisions as a stop gap measurement until a later date. This has gone to Planning/Zoning Board and they struck stucco and synthetic stucco. The only other change in this that is different than what was included in the Overlay was the verbiage concerning Hardy Plank was removed and substituted with fiber cement siding so it would not appear that the City was promoting a commercial brand name product.

It was Council member Labonte's opinion that the stucco and synthetic stucco should be removed but questioned the City listing what the buildings must be built from. It was his opinion that the City should not put road blocks to developers that would like to come to Trinity to build. Council member Ewings agreed with the opinion of Council member Labonte concerning the roadblocks. It was her opinion that because the specifications were so tight there would be no desire for developers to come to Trinity to build. We do need to leave some room for change. There was considerable discussion concerning the location of Community Shopping and Office Institutional was currently located on NC Highway 62 along with the dictation of building materials in these zonings. This does not affect anything that has been built unless it is rezoned.

There was further discussion concerning the list forwarded to the Planning/Zoning Board and discussion why the wording could not be changed to read that ***"buildings must be made of high quality materials."*** Manager Bailie advised members if this was substituted the question then arises what the City will use to define high quality materials. Do we take this on a case by case basis? There was further discussion concerning the current verbiage included in the proposed document and the need for more flexibility. Manager Bailie advised members that the current verbiage allowed for flexibility, however, the Council can add more materials to the list if they wish to. She discussed her concerns in taking each case to Council since they had earlier discussion concerning barriers and hardships on developers. If we are concerned with streamlining the process for developers if we require every development project to come to Council are we creating a hardship on the developer?

There was further discussion concerning the action taken at the earlier meeting as a stop gap measurement only and the fact that the Overlay is no longer a consideration. It was the opinion of Council member Meredith that this proposal was too restrictive and that Council needed to have input on what was drawn up.

After further discussion, ***motion by Council member Bridges to add this item to the November 21, 2006 Regular Meeting Agenda. With no second, the motion died on the floor.***

There was further discussion concerning when this item would come to Council if not put on the Agenda, the need for input from some area builders concerning what type of building materials would be suitable for the City of Trinity to keep up the standards and appearance, and how any changes would affect developed property, ***motion by Council member Talbert to table this item until January, and seconded by Council member Labonte. Prior to the vote, there was discussion concerning what staff should do for development prior to consideration of this item. It was the consensus of Council that all plans be brought to the City Council during the interim period.***

Council member Talbert suggested that the City arrange for a builder to attend the Annual Retreat to discuss this item. After discussion, ***Council member Talbert amended his motion to discuss this item in January after the Retreat. Manager Bailie advised members that the Retreat would probably not take place until February. Council member Talbert restated his motion to discuss this item at the Annual Retreat with some professionals and to reconsider this item after the Annual Retreat, seconded by Council member Labonte, and approved 7 to 1 with Council member Bridges voting Nay.***

D. Signage Regulation in HC zoning District

Council and Manager Bailie discussed the options listed and asked if non-conforming signs were grandfathered.

Manager Bailie discussed why the two options were listed and how the situation had changed since then. If Council takes action to pass this item next week, and no one else comes in to ask for a sign permit it will not matter. It becomes moot and non-conforming signs must conform to the conditions that currently exist which are that they may remain standing unless they are destroyed. If that happens then the new sign would have to comply with these standards. Option 2 as listed will grandfather signs and only signs that come in between September 28 and the time this is adopted would be required to be declared non-conforming.

Motion by Council member Talbert to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Lambeth and approved unanimously by all Council members present.

6. CDBG Application – receive comments about Community Development Block Grant application proposed to be submitted by City to secure funds to connect eligible individual single-family dwellings to sewer lines.

A. Consider application submittal

B. Consider expanding eligibility for CDBG Hook-Up grant applicants

Item 6-A: Manager Bailie advised Council the City had identified 11 individuals in the Colonial Heights and the Country Meadows Phase 1 project that were low income and would qualify for CDBG Funding to pay for their connections to the public sewer lines. I reserved the funds in the summer and we have now been invited to submit an application to receive this funding. We are required to hold a Public Hearing. Steve Austin from Benchmark –CMR will be at the meeting to assist us with that process and provide all of the application paperwork we need to start this process. After the Public Hearing if Council would like to submit that application, Council will need to vote on a Resolution to submit the application.

Motion by Council member Lambeth to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Ewings, and approved unanimously by all Council members present.

Item 6-B: This is to consider expanding the eligibility for Hook-Up Grant applicants. When we did this a little more than one (1) year ago, we set the standards by which we would identify the low income eligibility. At that time we selected 50% of the median income. Manager Bailie recommended that the standard be expanded to 80% of the median income to allow more residents the opportunity to be considered for eligibility which is the maximum amount allowed for eligibility. The maximum amount that could be requested for this grant was \$75,000.00. The City applied for \$50,000 since we could only identify 11 residents at that time that met the criteria for eligibility.

Motion by Council member Ewings to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Brown, and approved unanimously by all Council members present.

7. Ordinance adopting Code of Ordinances

Manager Bailie advised Council that the Code of Ordinances placed at their place has been codified and is back to the Council for adoption. There are no changes or other additions in this Ordinance that Council did not previously approve.

Motion by Council member Talbert to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Ewings and approved unanimously by all Council members present.

Consent Agenda

8. Consideration of minutes: Oct. 10, 2006 Pre-agenda Meeting

9. Consideration of minutes: Oct. 17, 2006 Regular City Council Meeting

Motion by Council member Talbert to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Ewings and approved unanimously by all Council members present.

Unfinished Business

None

New Business

10. Consider Setting Public Hearing for Morris Rd. Annexation Request

Manager Bailie advised members that the developer had submitted the Annexation Petition and that the City Clerk had certified the Sufficiency of the Petition. Initial Zoning will be considered by the Planning/Zoning Board in December. If Council would like to consider moving forward with this you may want to consider setting a Public Hearing for January. That is the earliest time that Council could consider action on this item.

There was discussion among members and Manager Bailie concerning how the Planning Board could consider zoning without annexation. Manager Bailie advised members that Council will need to take action on both the zoning and annexation when this item comes before them. The condition on the zoning recommended by the Planning Board will be contingent upon the annexation of the property.

Manager Bailie discussed the possible affect this project may have on Phase 2 and the fact that the contractor will hold his prices on Phase 2 for 120 days. Mr. McNeill discussed why there could be a price increase if the City chose to ask the contractor to hold his price over that time. If his suppliers raise the price then those costs will be passed on to the City.

There was further discussion between Manager Bailie and Council members concerning questions that may arise prior to the Public Hearing. Manager Bailie asked that Council get any concerns and question that they have prior to the meeting to her so that she would have an opportunity to address them with the developer in an effort to have answers at the meeting.

After further discussion, motion by Council member Bridges to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Lambeth, and approved unanimously by all Council members present.

11. Amendments to benefits schedule

Manager Bailie advised Council that she would like for them to consider providing certain benefits for part-time employees. She discussed the chart included in the packet indicating that the shaded portions of this chart identified new benefits that she would like to have Council consider. The state requires that municipalities provide Retirement benefits to employees working more than 1,000 hours per year. We are also required to provide sick leave per our current Ordinance. We would like for Council to consider allowing pro-rated benefits to be offered to part-time employees based on the number of hours they work in comparison to a 40 hour work week. Holidays and vacation for a 20 hour per week employee would be accrued at ½ the amount offered to a 40 hour employee. Our health, dental, and life is all bundled into one (1) benefit with our insurance carrier. This benefit would be offered under the same process. For an employee working 20 hours per week, the city would pay ½ of the premium costs and the employee would pay ½ of the premium costs. The current Ordinance requires that the City give 5 days of sick leave for anyone working 20 hours or more. We are proposing to reduce this some and to base it on the proportion of hours worked based on the standard 40 hour work week. Manager Bailie explained her reasons for the needed changes advising members that it is getting increasingly harder to attract and retain quality workers. I believe it would be fair and in the City's best interest to provide these benefits to regular employees that work part time on a permanent basis.

There was discussion between Manager Bailie and Members concerning the possibility of the employee serving in the current permanent part time position becoming a full time employee. Council members discussed how others handled part-time employees and the fact that most employees require an employee to work 32 hours hour requirements in order to receive benefits.

Manager Bailie discussed the benefits paid at 100% for a full time employee that works 40 hours and it was her opinion that it is not fair to give an employee that works 32 hours the same benefits. The costs of the employee to pay their share of the health benefits working 20 hours is very expensive and will probably not be accepted by the employee.

Council members discussed their experiences with part time workers and the requirements of most insurance companies to provide insurance to part time employees. Council member Lambeth discussed the problems he encountered in his business because he could not offer any benefits. He also discussed the need to get quality personal and keep them in these positions.

Manager Bailie discussed the new benefit that allowed employees and elected officials the opportunity to become members of the Credit Union at no cost to the City.

The other item that we would like the City to consider is participation in the NC 401-K Prudential State Sponsored Retirement Plan. I am suggesting that there be no city match but this will give the employees the opportunity to participate if they want to. The advantage of this is to allow new employees coming in from other municipalities that already participate in this program and would allow them to transfer this and roll their contributions over.

Council members discussed the employee training listed on the sheet with approval by the City Manager. Manager Bailie advised Council this type of training covered classes such as those taken by the City Clerk to maintain her certification and was budgeted in the regular budget in the training line item. When the budget is adopted this line item is included. This money is already budgeted and not a new expense.

Motion by Council member Bridges to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Labonte, and approved unanimously by all Council members present.

12. Public Safety Board

Manager Bailie discussed prior conversation on this topic during the review of the Code of Ordinances. There had been a Public Safety Committee prior to my tenure. During those discussions we decided to take it out but discussed forming a Public Safety Board. Dianna put together the draft document at your place outlining our thoughts on what we thought their responsibility would be. She discussed the Board appointments coming to Council in December and her idea to advertise for volunteers to serve on this Board and make the appointments in December when we make the appointments for the other Boards.

Council members discussed the criteria specifications in the draft and questioned the reasoning of the City to have an advisory board from citizens that did not live in Trinity and did not require ward representation when other committees are made up of residents inside the City of Trinity and appointed by wards.

Manager Bailie advised Council that this did not mean members could not be citizens, however it was our feeling that this would be a more technical oriented board and would probably need to have persons with some experience in the public safety arena, and we didn't want to limit membership to residents of Trinity. There might be persons that have particular expertise in some of these areas that do not live in the City; however this is your decision.

There was further discussion concerning the level of expertise needed on this board. Manager Bailie advised members that this board was designed in a manner to be self sustaining and independent of staff support. They would be taking a look at the law enforcement deputy's schedule and to recommend any changes needed, they would also be developing an emergency response by the City for emergencies and establishing coordination with the Red Cross.

There was considerable discussion between Council members, Manager Bailie, Attorney Wilhoit and Mayor Andrews concerning the need to establish this committee and how members should be chosen. Also discussed was the need to examine the services that were provided by Randolph County and the extent of the services that they would be willing to extend to the citizens of Trinity.

Council member Lambeth discussed the need to get professional opinions and the need to get certified applicants to serve on this board. There was further discussion concerning who should make up the membership of this proposed committee. Council member Lambeth expressed his opinion on the need to put at least 4 persons on this board with specific expertise in dealing with natural disasters.

Council member Ewings discussed her experiences with Red Cross and the specific needs that will need to be addressed to handle a natural disaster.

Council members discussed the duties listed in the draft and whether or not these duties were properly defined. It was the opinion of some Council members that some of the items listed on the draft should be considered social issues and not something that the City needed to involve themselves in. Council agreed that something needed to be established to address natural disasters but did not want to become involved with some of the issues addressed in the draft policy.

There was discussion concerning the times worked by the deputy and the need to be able to have him work some nights. Mayor Andrews discussed earlier conversation she had with Sheriff Hurley concerning the work schedule. He suggested that Council or this newly proposed Committee come up with a work schedule and forward to the County for consideration. Council member Reddick discussed the need to be informed of the times that the Deputy would be in Trinity. This allows the Council to respond to citizens that may call them for information. She discussed the need to find out the answers to question such as this. Council member Reddick and Council member Bridges discussed their concerns with the need to be able to address specific needs and inform the citizens during a crisis.

Council member Ewings discussed the second bullet listed on the handout and the liason agreement that this portion of the document discussed. This is where the City gets the appropriate agencies to work with them so that in the event of any disaster the City will be prepared to make the necessary contacts with the appropriate agencies to implement a plan of action for the citizens.

After further discussion, motion by Council member Bridges made a motion to table this item, seconded by Council member Reddick.

Prior to the vote on this item, Manager Bailie asked if Council wished her to advertise for this Board. It was the consensus of Council that Manager Bailie not advertise for this Board at this time.

The motion and second was approved unanimously by all Council members present.

13. DOT improvements at Hopewell Church Road at I-85 and NC Hwy. 62.

Manager Bailie advised Council members that she had written a letter to Mr. Rob Stone asking him to take a look at this situation and had not received an answer from him to date. The Infrastructure Committee had one (1) suggestion regarding this intersection for Council to consider allowing the Manager to pursue. It was their suggestion while traveling south bound to eliminate the isle and create a left turn lane only.

The other suggestion was to change the right turn only lane into a straight and right turn lane and the left lane into a left turn lane only when heading north bound on Hopewell Church Road. I have already asked NCDOT to look at this.

After a brief discussion, ***motion by Council member Brown to proceed with contact with NCDOT concerning the recommendation by the Infrastructure Committee, seconded by Council member Ewings, and approved unanimously by all members present.***

14. Amendments to Fee Schedule

Mr. Stumb reviewed the changes and advised Council the changes to the fee schedule concerned the publications, Ordinances, Land Development Plan, and Maps. The Development Ordinances would have a cost of \$20.00 and would include a zoning map, Land Development Plan would also have a cost of \$20.00, we have changed the fee for maps to reflect a charge per size with an 8 5" X 11 costing \$1.00, 11" X 17" costing \$3.00, and a 24"X 24" or 36" at a cost of \$5.00.

Motion by Council member Bridges to add this item to the November 21, 2006 Regular Council Meeting, seconded by Council member Brown, and approved unanimously by all Council members present.

15. Consider amendment to Phase 2 Sewer Contract with Davis-Martin-Powell & Assoc., Inc. to increase budget for engineering and technical services

Manager Bailie advised Council that Davis, Martin, Powell and Associates costs have increased for various reasons including easement revisions to satisfy property owners, and NCDOT. They are asking that the allowance for engineering and technical services that includes surveying, mapping, and legal descriptions be increased from \$ 35,000 to 45,000 totaling a total increase of \$10,000.00.

Manager Bailie advised members this increase was addressed in the correspondence provided in the packet for Council. At this time Mr. McNeill advised Council that his firm estimated the number of hours needed to survey property and easements. He discussed the different items that could occur causing this fee to increase. This contract is done on an hourly rate contract and we have expended over \$40,000.00 to date and will require more monies depending on the costs associated with the Morris Road Pump Station.

Council member Bridges discussed the percentage increase of 28% and asked why this change had occurred at this time in the project since his letter stated that most easements were submitted before March 2006. Mr. McNeill advised members that all of the easements were submitted in the early part of the year and the work completed was less than our ceiling of \$35,000.00. After we started acquiring easements we had to meet with the right of way agent and some property owners a number of times and shifted sewer lines to satisfy property owners in some cases . NCDOT made some demands late in the project relating to changes in the sewer line locations from the shoulder of the road to locations between the ditch and pole lines. There was not room in all areas to make this change and we were forced to place the lines on private property that required additional easements to be acquired above the original estimate.

After further discussion concerning the increase in cost and how Davis, Martin, Powell and Associates arrived at hourly fees as well as lump sum fees, ***motion by Council member Meredith to place this item on the November 21, 2006 Regular Meeting Agenda, seconded by Council member Labonte and approved by unanimously by all Council members present.***

16. Budget Amendment: Grant/Bond Capital Project Ordinance – Phase 2 Sewer

Manager Bailie advised Council members that this amendment would increase this project by \$20,000.00. The difference will be shown in the revenue category of Revenue from Other Sources. The expense section explains where the increase is coming from. The Bond Payment Interest was not included in the original Budget for this project and represents the interest on a short term construction loan. The estimated expense is estimated to be \$114,000. 00. This cost was taken care of by adjustment to other line items within this budget with the exception of this Amendment. This amount is what was submitted to the LGC and the USDA has approved this figure as well.

Motion by Council member Bridges to place this item on the November 21, 2006 Regular Meeting Agenda, seconded by Council member Meredith and approved by unanimously by all Council members present.

Work Session/Discussion Items

ITEM IV. Recycling Site/Convenience Site (discussion)

Council member Lambeth advised Council members that he had been approached by a resident that suggested the City consider developing a station like the one located in Davidson County on the back of the City property. This type of site is manned and we should be able to charge part of this back to the County.

There was discussion concerning Council's desire to explore some type of option for recycling and the manned recycling site that was located on Highway 109 in Davidson County. Mr. McNeill discussed the costs associated with establishing this type of site. Council discussed the possibility of establishing a manned Recycling Site with costs to be shared with the County.

After further discussion, this item was tabled by consensus of Council.

ITEM V. Annual Retreat (discussion)

There was discussion between Manager Bailie concerning the facilitator of the Retreat as well as a tentative date for the Annual Retreat. After discussion, it was ***the consensus of Council that Manager Bailie arrange for Ms. Ginger Booker to facilitate the Annual Retreat and to tentatively set a date in February to hold the Retreat.***

Closing Business

ITEM VI. Business from Mayor and Council

Business from Council members

Council member Talbert passed out to Council members his assessment for the Land Use Proposal.

Council member Labonte advised members that he would be out of town next week and would not be able to attend the Regular Meeting on November 21, 2006 next week. He advised members that he would be available by telephone if needed.

ITEM VII. Business from City Manager

Manager Bailie discussed the following items:

Turnpike Industrial Court

We had a meeting with a couple of persons last week from the Turnpike Industrial Court. Attorney Wilhoit has determined the petition needs to be on a street by street basis rather than taking the Industrial Park as a whole. One more signature is needed in order to get all of the streets qualified and they are working on that now. Once that is completed this will come back to us for further review.

Water Usage Chart:

We have known for quite some time that we have been under billed by the City of Thomasville. When this increase occurred the finance officer spotted this and began investigating the increase. She was advised that the meter station went down in an electrical storm and they have since repaired this and believe the meter is now operating accurately. During the course of the finance officer's investigation she discovered that the City of Thomasville is charging the City of Trinity a monthly availability fee. I advised the finance officer to withhold payment of this fee until this issue can be resolved. We had a meeting with the City of Thomasville on October 31, 2006 concerning the availability fee. This issue is currently in the hands of our attorneys. There is nothing in our agreement with Thomasville that states we pay an availability fee. We were paying this prior to signing the latest agreement which is not questionable. However, after we signed the agreement our monthly bill decreased by approximately \$1,000.00 so we had no reason to investigate the charges. We have been paying an availability fee of approximately \$400.00 each month that has almost doubled to approximately \$800.00 since the new rates established by Thomasville.

Building Committee

Manager Bailie advised Council that the Building Committee would like to know if leasing a facility is a viable possibility or whether you would like to eliminate that option. Council member Meredith needs to get back with Mr. Aikens regarding his lease proposal on the building that Council looked at earlier. Manager Bailie discussed negative citizen comments regarding the possibility of the City renting a facility.

After a brief discussion, *it was the consensus of the Council that Council member Meredith contact Mr. Aikens and advise him that the City would not be moving forward with the rental option offered by him at this time.*

ITEM VII. Adjournment

With no other business to discuss, *Motion by Member Ewings to adjourn the November 21, 2006 Pre-Agenda Meeting at 6:54 pm, seconded by Council member Meredith and approved unanimously by all Council members present.*

These minutes were approved as written at the December 19, 2006 Regularly Scheduled City Council Meeting upon motion by Council member Reddick, seconded by Council member Ewings and approved unanimously by all Council members present.